

## **ADDENDUM FOR REQUIREMENT OF TENANT INSURANCE AND AUTO PROTECT AGREEMENT**

This Addendum for Requirement of Tenant Insurance (the "Addendum") is entered into by and between Occupant and the Facility and is intended to amend, supplement and supersede (to the extent inconsistent) The Lease by and between them related to the referenced Unit.

**INSURANCE: THE OPERATOR DOES NOT PROVIDE ANY TYPE OF INSURANCE WHICH WOULD PROTECT THE OCCUPANTS PERSONAL PROPERTY FROM LOSS BY FIRE, THEFT OR ANY OF TYPE OF CASUALTY LOSS. IT IS THE OCCUPANTS RESPONSIBILITY TO OBTAIN SUCH INSURANCE.**

Occupant, at Occupant's expense, shall maintain a policy of Fire and Extended Coverage perils including Burglary and Transit for the actual cash value of stored property. Insurance on Occupant's property is a material condition of The Lease and is for the benefit of both the Occupant and Operator. Failure to carry the required insurance is a breach of The Lease and Occupant assumes all risk of loss to stored property that would be covered by such insurance. Occupant expressly agrees that the insurance company providing such insurance shall not be subrogated to any claim of the Occupant against Operator, Operator's agents, or employees for the loss of or damage to stored property.

**SAFELEASE TENANT INSURANCE PROGRAM:** Occupant acknowledges that the Facility has informed Occupant of the SafeLease Tenant Insurance Program that the Facility may have available to Occupant, which provides Occupant with any opportunity to purchase Tenant Insurance through our facility under a specialty limited lines license held by our facility, in which we directly offer Tenant Insurance from the following company: SafeLease Insurance. The Facility does not own or manage this company and makes no guarantees or representations concerning the insurance or the services it provides. Occupant acknowledges that Occupant has been offered a brochure summarizing this company's Tenant Insurance policy that constitutes the SafeLease Tenant Insurance Program and if Occupant elects to enroll in the SafeLease Tenant Insurance Program, the Occupant acknowledges that Occupant will owe an additional amount of \$13 per month in payment for such insurance.

**Tenant Insurance is not a replacement for vehicle insurance as required by The Lease; Tenant Insurance may be purchased for additional coverage on stored vehicles.**

**EVIDENCE OF INSURANCE:** If Occupant elects to opt out of the SafeLease Tenant Insurance Program, Occupant shall provide evidence of the required insurance coverage in the form of a certificate of insurance or declaration page (the "Insurance Policy") at or prior to move-in, and at any time <Site.Name> requests further confirmation. **Proof of private insurance policies must be uploaded to [www.PrivatePolicy.com](http://www.PrivatePolicy.com)** and Occupant shall be responsible for ensuring that the Insurance Policy does not expire and remains active during the term of The Lease. The Operator or Operator's Agents of the storage facility are not qualified or authorized to evaluate the adequacy of any private insurance policy. If Occupant does not provide the required proof of insurance during time of lease signing or does not keep the private policy active during the lease term, the Occupant agrees to be Auto-Protected and enrolled into the minimum coverage limit available through the SafeLease Tenant Insurance Program. The Occupant's insurance payment shall be due on the first day of each calendar month or on Occupant's anniversary billing date, in advance and without demand and sent to the Operator at the same time and in the same manner as the Rent obligation described in The Lease. The Operator of the self-storage facility may receive remuneration for this administrative service, such as assisting in enrolling the Occupant in the SafeLease Tenant Insurance Program made available at the Operator's facility.

BY CONTINUING TENANCY AFTER RECEIVING NOTICE OF THIS ADDENDUM, OCCUPANT ACKNOWLEDGES THAT OCCUPANT UNDERSTANDS THE PROVISIONS OF THIS ADDENDUM AND AGREES TO BE BOUND BY THEM. OCCUPANT MAY DECLINE TO PARTICIPATE IN THE SAFELEASE TENANT INSURANCE PROGRAM BY PROVIDING OPERATOR WITH ALTERNATIVE PROOF OF COVERAGE, SUCH AS AN APPLICABLE INSURANCE POLICY; AND UNTIL OPERATOR RECEIVES PROOF OF COVERAGE, OCCUPANT SHALL BE CHARGED MONTHLY FOR THE MINIMUM COVERAGE LIMIT AVAILABLE THROUGH THE SAFELEASE TENANT INSURANCE PROGRAM. ONCE OCCUPANT IS ENROLLED INTO THE SAFELEASE TENANT INSURANCE PROGRAM, COVERAGE THROUGH THE SAFELEASE TENANT INSURANCE PROGRAM CAN BE TERMINATED AT ANY TIME UPON OPERATOR'S RECEIPT OF PROOF OF COVERAGE. NEW OCCUPANTS WILL RECEIVE A CREDIT OF THE 1ST MONTH PREMIUM IF THEY SUBMIT PROOF OF PRIVATE INSURANCE WITHIN 30 DAYS OF LEASE EXECUTION.

To **FILE A CLAIM**, access a copy of the **INSURANCE CERTIFICATE** or to view or download a copy of the **TENANT INSURANCE BROCHURE**, please visit: <https://info.safelease.com/azselfstorage-ti-hub>.